

**WILLIAMSBURG CITY COUNCIL  
WORK SESSION  
JULY 10, 2006**

The Williamsburg City Council held a work session on Monday, July 10, 2006, at 2:00 p.m., in the City Council Chambers of the Stryker Building.

**ATTENDANCE**

Present were Messrs. Haulman, Chohany, Freiling, and Braxton. Also present were City Attorney Phillips and City Clerk Crist. City Manager Tuttle was out of town and Mayor Zeidler was absent because of her father's death.

Staff Attending: Assistant City Manager Miller, Economic Development Manager DeWitt, Department Head Nester, and Assistant City Attorney Workman.

**CALL TO ORDER**

Vice-Mayor Haulman called the meeting to order. He was sorry to report that the Mayor's father, Frank Zeidler, passed away last Friday. She is in our thoughts and prayers. Mr. Zeidler served as Mayor of Milwaukee from 1948 to 1960. His obituary can be found on line at the Milwaukee Journal Sentinel ([www.jsonline.com](http://www.jsonline.com)).

Vice-Mayor Haulman welcomed Council's new colleague Bobby Braxton. Mr. Braxton made the following comments

"Before we begin this work session, I would just like to say how happy I am to be here and to be joining the rest of the council members in serving the people of Williamsburg. It is easy to say what you will do if elected when you are on the campaign trail, but a lot harder to make it happen once you've got "City Council member" before your name. Frank Lloyd Wright said that the price of success is "dedication, hard work and an unrelenting devotion to the things you want to see happen." I plan to bring all three to the council and to work hard for the people, not me. They say you should never work just for money or power because that won't save your soul or help you sleep at night. I plan to work hard and sleep well at night as a council member."

**OPEN FORUM**

**David Kranbuehl, 201 Harrison Avenue**, commented that Frank Zeidler was one of the most popular mayors in Milwaukee. He was an outstanding individual, and Mayor Zeidler carries on the heritage well. Mr. Kranbuehl addressed the importance of tourism to the city and making a positive impression so that people want to return. Repeat business is key. The city's financial core is our residents, not tourism. He was pleased with the service he receives for his tax money. (Presented photographs to Council members) He requested that Council consider installing a crosswalk at Dr. Sternberg's office across Richmond Road for the safety and convenience of pedestrians. The telephone poles on Richmond Road near Casey Field need to be moved since they are only one foot from the sidewalk. The city should finance the installation of a buffer between the parking lot and sidewalk at the Days Inn property. Perhaps something could be worked out with other businesses to share parking and renovate landscaping.

Vice-Mayor Haulman asked Mr. Tuttle to follow up on these items.

**Mr. Ben Altshuler, 200 Virginia Avenue**, supported Mr. Kranbuehl's comments regarding crosswalks. He suggested necessary, permanent crosswalks be installed at the corners on Richmond Road near the shopping center. Many of our crosswalks/islands have been taken away in an effort to assist with traffic. Our pedestrians are important.

Mr. Haulman commented that two crosswalks were recently installed on Jamestown Road and that they seem to work well.

No one else wished to speak. The session was closed.

### **Briefing on Draft Comprehensive Plan**

Mr. Nester presented a Powerpoint presentation "2006 Comprehensive Plan," to summarize the work of the Planning Commission for the past two and one-half years on the city's sixth Comprehensive Plan (see attached). The majority of the work on this revision was done in-house.

Mr. Nester addressed land use, housing, residential potential, commercial/economic development, and plan for transportation improvements, bikeways, sidewalks, existing and proposed parks, and the Municipal Center. Mr. Nester said that the Planning Commission will consider a recommendation to Council at their July 19 meeting, and Council will hold its public hearing in September with adoption scheduled for the October meeting. The Planning Commission has held seven community forums, one public hearing, and 40 work sessions. Once the Comp Plan is adopted, Planning Commission will embark on implementation, primarily through changes in the Zoning Ordinance. The commission is currently working on the matter of bed and breakfast establishments. Council will receive an updated copy of the draft plan and map following Planning Commission's review.

Vice-Mayor Haulman thanked Mr. Nester for his overview of the process.

Council members and Mr. Nester discussed various areas of the draft plan:

1. Boundaries of the Center City Area.
2. Commercial Corridor/Economic Development opportunities.
3. Owner-occupied housing/International housing.
4. Municipal Center Conceptual Master Plan status (Proposed EOC Center and Housing Authority Building).
5. Possibilities for low to moderate income housing and student housing.
6. Estimated population at future development build out.
7. Prediction of ratios for Rental/Owner occupied housing.
8. Mixed Use Developments-High Street, Quarterpath at Williamsburg, and Downtown.

Council members recognized all of the work, time, and effort that has gone into this process, especially by staff, the Planning Commission, and residents that attended the work sessions and meetings.

The Vice-Mayor said that this could be the city's most important Comp Plan because of the dramatic growth the city will experience. A great deal of thought has gone into this plan and what will happen on the city's remaining land. Mr. Nester said that 653 acres remains developable.

Council members will look forward to receiving the recommendations of the Planning Commission.

### **Planning and Code Compliance Fee Schedules**

Reference for this item was Ms. Miller's report dated July 6, 2006, which included a copy of the draft schedules. Mr. Nester reviewed the Planning and Development fees which he considered minor, and provided Council with comparison charts. They were last updated in July 1998. Fees pay only six percent of the operating budget and do not even cover the advertising costs. This item was presented for Council's information and will be considered at the August meeting.

Mr. Catlett presented an overview of what is being proposed for fee increases, and some decreases, for Building Permits. He addressed possibly contracting with a third party to handle Fire Protection Permits. Special overtime fees may be instituted for special or out of the ordinary inspection requests.

Mr. Chohany addressed the fee structure; some were reasonable costs and fees, but the fees for some of the appeal processes were dramatic. He suggested phasing in the increases, especially since real estate assessments just increased.

Mr. Braxton and Mr. Catlett discussed workload and manpower for the coming year.

Mr. Freiling said that there is a philosophical difference between taxes and fees. Taxes are leveled to all citizens, but fees are for services that are provided from the city. If the developer does not pay enough of the costs, then part of the cost reverts to the taxpayer. The city is responsible to provide services and the fee structure needs to be fair. There is a fair balance. Most fees are a one time payment. These fees are a function of the overall cost of development and a relatively small amount.

Mr. Chohany agreed, but noted that most BZA cases involve taxpayers, not developers, and he would not want them burdened.

Mr. Nester explained the process and advertising requirements involved for a Board of Zoning Appeal case, special use permit, and rezoning. The fees schedule proposed has been developed to try to cover the department out-of-pocket costs.

Mr. Haulman said that this was a useful discussion about what are the appropriate fees.

### **Proposed Amended and Restated Special Events Ordinance**

Reference for this item was Mr. Phillips memorandum dated July 6, 2006, which included a copy of the proposed ordinance. Mr. Phillips reviewed the information provided in his report (attached) and explained that in order to allow continuation of the Revolutionary City programs on public property, and other long term special events on public property that Council finds to be in the best interest of the city, an amendment to the current special events ordinance is needed. The proposed ordinance defines a Short Term Special Event Permit and a Long Term Special Event License, and addresses the procedure for issuance of a Long Term License, which duration may not exceed five years. If the request would exceed five years, a

competitive bid process would be required. The ordinance also addressed the application process, insurance requirement, suspension and revocation, and appeal process.

Mr. Phillips clarified that Colonial Williamsburg Foundation received (in the 1930s) fee-simple title to Palace Green, Market Square Green, and the Powder Magazine Green, which must be kept in perpetuity and retained as public parks. The greens are not city property. Mr. Phillips said that Council could require more than the \$2 Million liability insurance coverage for public contracts. In the case of a revocation, the usage would stop until Council met to consider the action.

Vice-Mayor Haulman thanked Mr. Phillips for the information.

Mr. Tuttle said the proposed ordinance will be on Council's August 10 agenda for consideration. Colonial Williamsburg could apply for a license for the Revolutionary City under this ordinance if they wish to continue the program; they are currently permitted through December.

#### **Preview of July 13, 2006 Council Meeting**

No additional information was requested.

#### **Schedule of Meetings: July 2006**

Farmers' Market: Mr. Tuttle announced that the market has been expanded to Tuesdays, from 3:00 to 7:00 p.m., beginning July 11 through the end of August.

VML's Newly Elected Officials Conference to be Held in Williamsburg: Mr. Tuttle reminded Council that the conference will be held July 19-21. Mr. Braxton and Mr. Chohany will attend the conference.

Prince George Street Movie Night: Mr. Haulman announced that the first movie night was very successful.

#### **OPEN FORUM**

**Ben Altshuler, 200 Virginia Avenue**, addressed the Comprehensive Plan goal of preserving and protecting residential neighborhoods. In that regard, he objected to the construction of the proposed Housing Authority office building on Armistead Avenue near Crispus Attucks and the Blayton Building. The office building construction would preclude any expansion of the Blayton Building, which will be needed in the future for population growth, especially for the disabled and elderly. He strongly felt this property should be left for expansion. He suggested an alternative of replacing the Stryker Building, making it a functional two-story building. It would be more efficient for citizens. He noted the attractiveness of the city complex.

The meeting adjourned at 4:03 p.m.

Approved: August 10, 2006

Mayor Jeanne Zeidler

Shelia Y. Crist  
Clerk of Council